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To ensure access to high-quality, patient-centered, cost-effective health care to Los Angeles County residents through direct services at DHS facilities and through collaboration with community and university partners.



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October 31, 2014

TO: Each Supervisor

FROM:  Mitchell H. Katz, M.D.
Director



SUBJECT: HOUSING FOR HEALTH (HFH) QUARTERLY REPORT

On January 14, 2014, the Board instructed the Director of the Department of Health Services (DHS) to submit quarterly reports to the Board on Housing for Health permanent supportive housing outcomes including funds, costs, number and composition of clients housed; integrated health, mental health, substance disorder and benefits establishment results; utilization rate and duration of housing subsidies; number of clients transitioning off of housing subsidies; and characteristics of housing units secured.

BACKGROUND

In November 2012, DHS established the HFH division to expand access to supportive housing for DHS patients who are homeless and who have complex medical and behavioral health conditions and/or are high utilizers of DHS services.

HFH utilizes a full range of community based housing options, including non-profit owned supportive housing, affordable housing, and private market housing. Tenants receive federal rental subsidies such as Section 8 Project Based or Tenant Based Vouchers or a local rental subsidy through the Flexible Housing Subsidy Pool (FHSP). All individuals who are housed through HFH programs are assigned to a homeless services provider to receive Intensive Case Management Services (ICMS). These services include outreach and engagement; case management with on-going monitoring and follow-up; linkage to health, mental health, and substance use disorder services; assistance with benefits establishment; assistance with life skills, job skills, and educational and volunteer opportunities; crisis intervention, etc. ICMS providers provide "whatever it takes" wraparound services to assist clients in regaining stability and improved health.

NEW EXECUTED WORK ORDER

Pursuant to the Supportive Housing Services Master Agreement approved by the Board on June 19, 2012, this is to advise the Board that DHS has executed Work Orders to the Supportive Housing Services

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Master Agreement for Intensive Case Management Services with Ocean Park Community Center and LifeSTEPS to provide intensive case management services in permanent supportive housing. County Counsel has reviewed and approved the Work Order.

QUARTERLY REPORT

Please find attached the quarterly report in dashboard format. If you have any questions, please contact me or Mark Ghaly, Deputy Director of Community Health, at (213) 240-7702.

MHK:mg

Attachment

c: Chief Executive Office
County Counsel
Executive Office, Board of Supervisors

HOUSING — FOR — HEALTH

Quarterly Report

July-September 2014



Health Services
LOS ANGELES COUNTY

Number of Clients Housed

- Housing for Health (HFH) clients are DHS patients who are homeless and who have complex medical and behavioral health conditions and/or are high utilizers of DHS services.

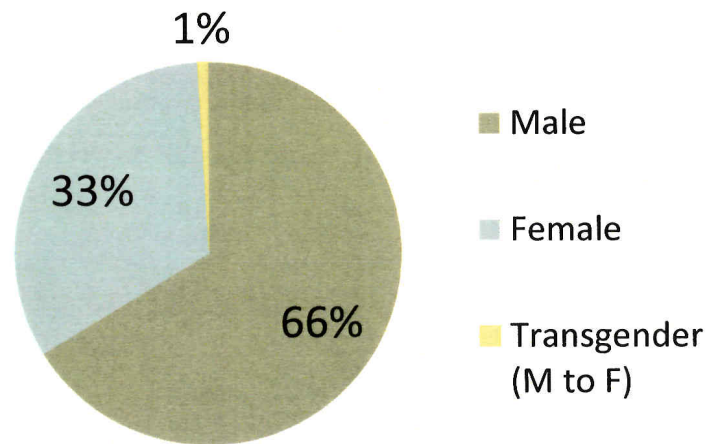


HFH Housing Outcomes

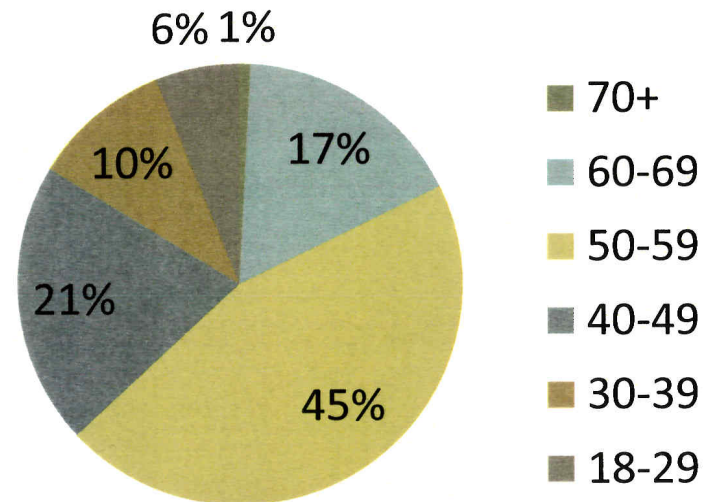
Total # of patients who have attained housing since HFH began in November 2012	464
Total # of patients who are currently housed	436
Total # of patients housed July-September 2014	78

Demographics of Clients Housed

Gender of Clients Housed (N=457)



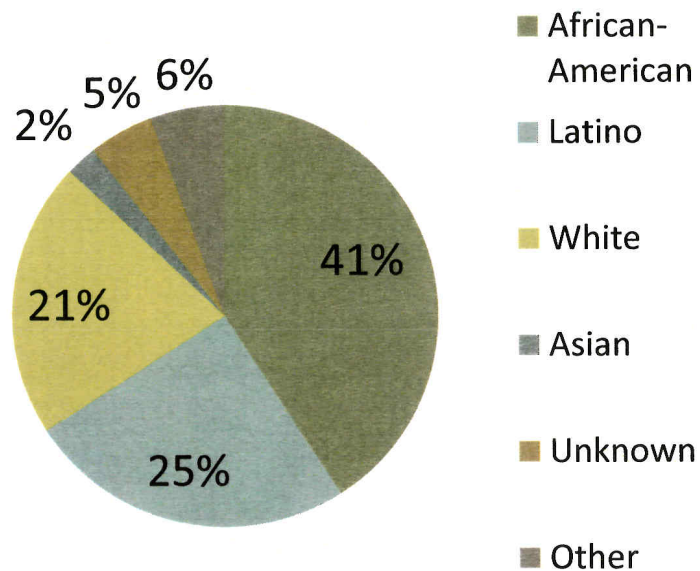
Age of Clients Housed (N=463)



*Patient data does not add to 464 due to clients who decline to state demographic information

Demographics of Clients Housed (Cont.)

Race/Ethnicity of Clients Housed (N=464)



The most common diagnoses of HFH clients:

- Hypertension
- Diabetes
- Congestive heart failure and heart disease asthma
- Cancer
- HIV/AIDS
- Hepatitis C
- Lung disease
- Depression
- Bipolar disorder
- Post-traumatic stress disorder

Housing Status and Retention

Homeless Status*

- The average length of time that patients experienced homelessness was 3 years and 7 months and the median length of time was 2 years.
- The majority of HFH clients were chronically homeless (83%), which means they were homeless for more than one year or experienced four or more episodes of homelessness in the last three years.

Housing retention rate

- 90% of tenants retained housing (remained in unit or exited to other permanent housing) after 12 months.

Exits from housing this quarter

- Eleven patients exited housing this quarter. Three patients moved in with family and friends, two moved to another independent living situation, two voluntarily surrendered their units, two passed away, one moved to a higher level of care, and one was incarcerated.

*Data as of 3/31/14

Flexible Housing Subsidy Pool Update

FHSP Quarterly and Program-to-date Accomplishments:

Move ins July-September 2014	41
Total move-ins to date	122
Units secured* July-September 2014	107
Total units secured* to date	206

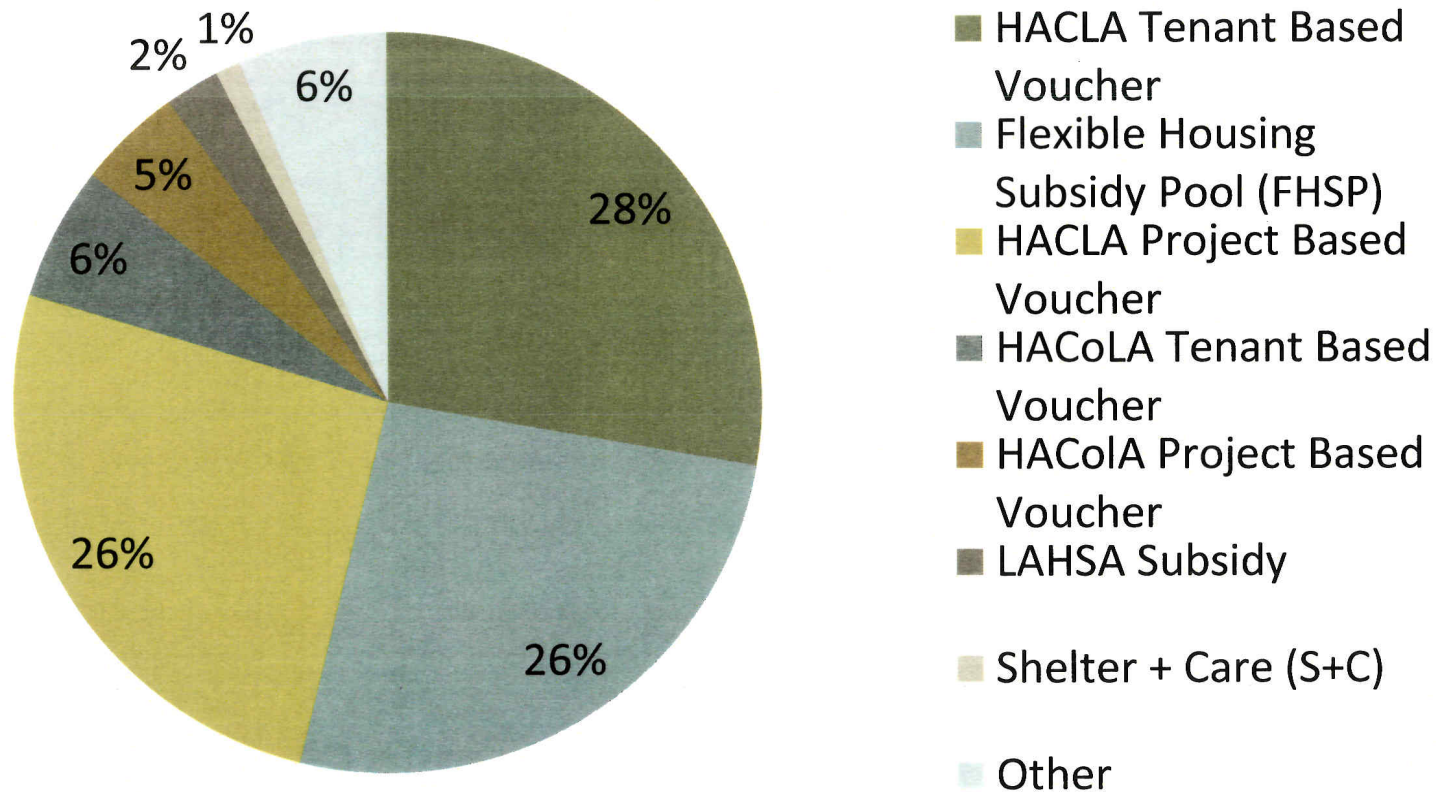
*Refers to the number of units that have been secured under a rental subsidy agreement with the property owner and includes occupied and soon to be occupied units.

Characteristics of Housing Units

- Units in the HFH portfolio range in size and type across the County from large apartment buildings to smaller single family homes and are appropriate to household size and composition.
- In the most recent quarter, Brilliant Corners secured an additional 107 units in Los Angeles County for the Flexible Housing Subsidy Pool. The majority of the recently secured units are 1 bedrooms and studios. Brilliant Corners engages with private landlords, local developers, and local property management agencies, in an effort to provide a diverse pool of units to the program. From a wheelchair accessible studio unit located on the ground floor of a small 2 story apartment complex, to a 1-bedroom unit located in a 45 unit complex, Brilliant Corners is able to provide patients with a unit that offers the greatest chances of long-term housing success.

Type of Housing Subsidy

Subsidy Type for Clients Currently Housed (N=464)



Service Integration

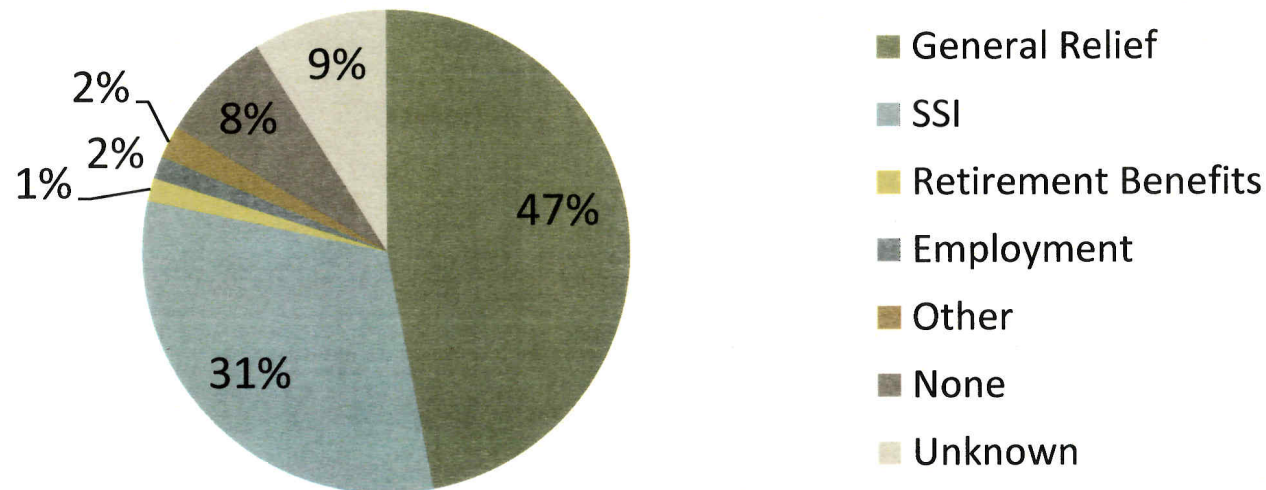
Efforts to improve County service integration:

- A representative from DPH Substance Abuse Prevention and Control presented at the September 3rd quarterly HFH Intensive Case Management Services (ICMS) meeting on service navigation for HFH patients. Participants learned how to access services using the Community Assessment Service Centers.
- A representative from DPSS IHSS will present on service navigation at the next quarterly ICMS meeting on December 3rd, 2014.

Client Income and Health Insurance

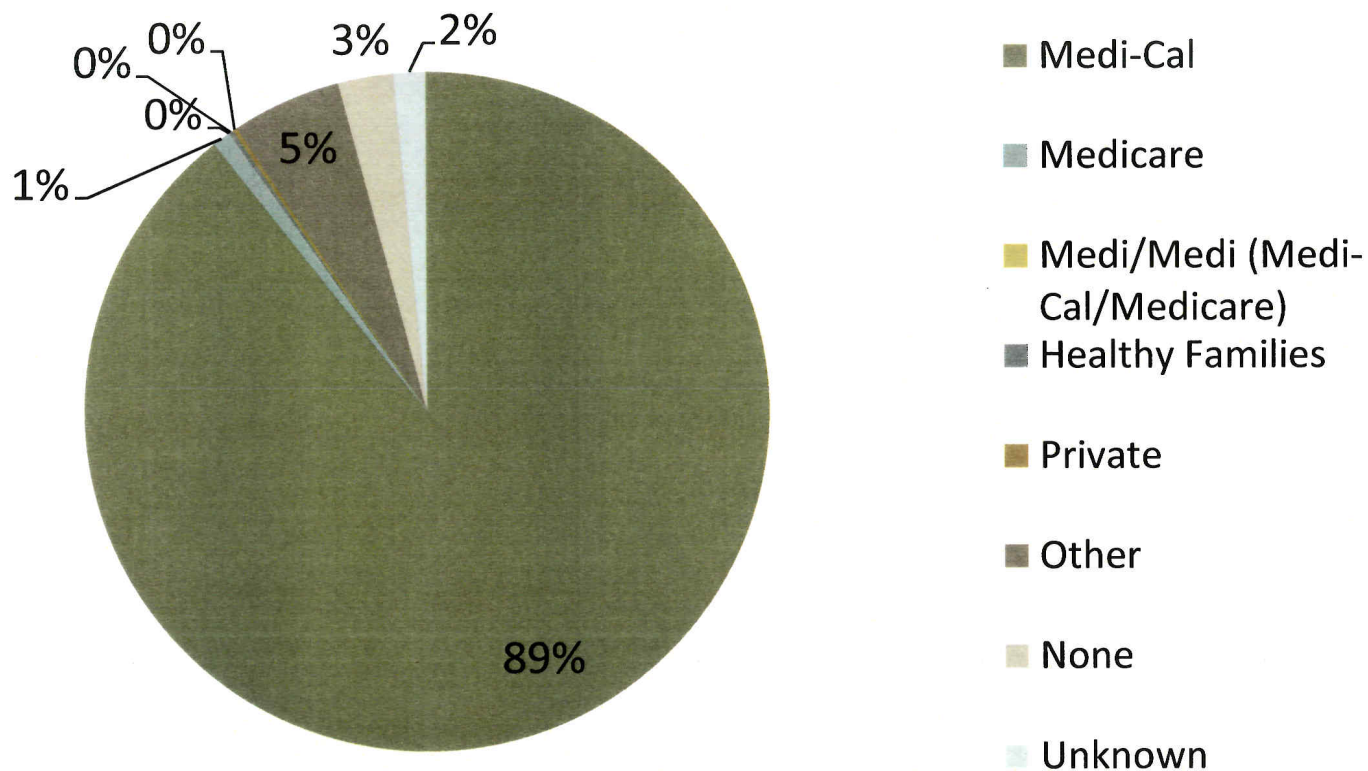
- During the client intake and assessment process, the Intensive Case Management Service (ICMS) provider obtains information on the client's income and health benefits. If the client appears to be eligible for a benefit they are not currently receiving, the ICMS provider will assist them to obtain any necessary documents and will complete and track applications for DPSS Services (CalFresh, Medi-Cal, GR, CalWORKs, and IHSS) and SSI.

Income of Clients Currently Housed (N=464)



Client Income and Health Insurance (Cont.)

**Health Insurance Type for Clients Currently Housed
(N=464)**

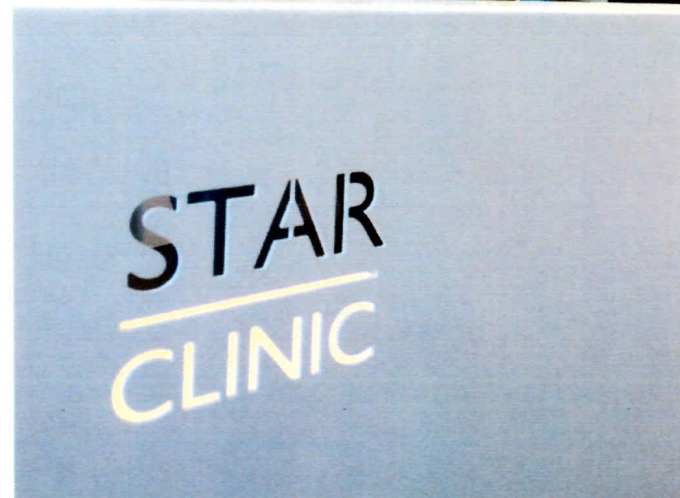
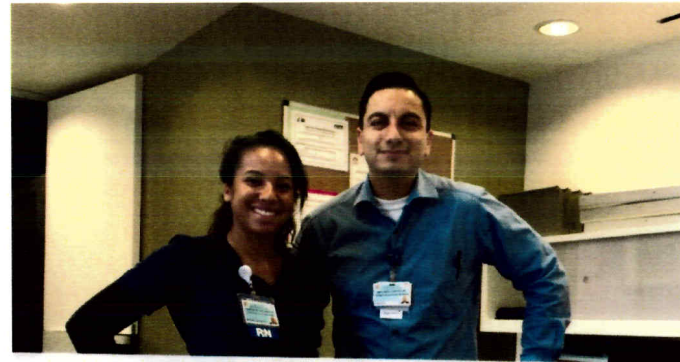


Permanent Supportive Housing Funding

- The source of funds for the Property Related Tenant Services work order to operate the FHSP is DHS County General Fund dollars, the Conrad N. Hilton Foundation, and the office of Supervisor Mark Ridley-Thomas . The estimated cost for Fiscal Year 2014-2015 is \$2,917,476.
- The source of funds for contracted ICMS services in permanent supportive housing is DHS County General Fund dollars. The estimated cost for contracted ICMS services in permanent supportive housing in Fiscal Year 2014-15 is \$4,846,677.
- The source of funds for the Property Related Tenant Services work order to operate the South Los Angeles Supportive Housing Program is DHS County General Fund dollars. The estimated cost for Fiscal Year 2014-15 is \$200,706.

Housing for Health moves to the Star Apartments

- The administrative offices of Housing for Health moved in October to the Star Apartments in Skid Row.
- Housing for Health's Star Clinic will open in November. The clinic specializes in primary care for homeless and formally homeless individuals.



Featured Permanent Supportive Housing Site: Trudy and Norman Louis Apartments

- Opened July 2014
- Located in Tujunga, CA
- 46 units total with 29 units set aside for HFH referrals: 21 Project Based Vouchers from HACLA and 8 Flexible Housing Subsidy Pool (FHSP) units
- Developed and owned by LA Family Housing
- Supportive services provided onsite by LA Family Housing
- Computer room for all residents, community room for meetings and events, laundry facilities, dog run for residents with support animals, spacious courtyard and basket ball court



Featured Client Success Story:

A new home opens up the world outside of Los Angeles

"John" moved into the Alexandria in August 2014 completely unaware of the changes his new housing would bring. Having struggled to find sanctuary on the streets of Skid Row and in multiple homeless shelters for over a decade, John saw his private studio apartment overlooking downtown Los Angeles from the 6th floor as too good to be true. Days passed before he could bring himself to arrange the furniture and sleep in the bed that came provided with his new room. On an initial retention visit, he apologized for having used one of the pots that came as part of his housewarming package along with dishes, toiletries and kitchen utensils, incredulous that they were all really his to keep. John was afraid that if he one day found employment, which is his long-term goal, he would be asked to surrender his apartment. Unlike some other programs, Housing for Health is structured to encourage clients to seek employment if possible. Tenants will not lose their housing if their income increases due to employment. The tenant contribution towards rent is set at 30% of income so as a client's income rises their contribution towards rent increases.

After realizing that this was his home for good, John was able to take control over several aspects of his life. With the newfound stability that came with having a home to come back to at the end of the day, he was able to schedule regular doctor's appointments, have his medical prescriptions filled, and receive a long-awaited surgery. The years that he spent in LA's Skid Row had made him a familiar and popular member of the downtown community but after having gained a home to call his own he felt ready to reach back out to the world outside of Los Angeles. In less than three months housed, John was reacquainted with family in New Jersey he hadn't seen in over fifteen years.